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# World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**Tannehill 25.12 acres on paved road**

**\$176,050.00**



**PROPERTY DESCRIPTION • ACREAGE:** 25.12 Acres • **DIRECTIONS:** From Tannehill, OK take Ulan Road north, property is on the right • **ACCESS:** Paved County road • **TOPOGRAPHY:** Flat to very gently rolling • **IMPROVEMENTS:** Fencing on two sides • **FORAGE:** Improved grasses including Bermuda, Clover and Vetch; also native grasses, Little Blue Stem and some Fescue. • **UTILITIES:** Rural water and electricity at the county road frontage • **COMMENTS:** This is a beautiful land tract that would make a very nice ranchette. The property is all open and lies flat to very gently rolling, has rural water and electric at the paved road frontage, and fencing on the west and south. The land is suitable for horses or cattle, gardening, orchards, etc. It is located just seven miles from town. McAlester has a population around 19,000. And offers schools, hospital, clinics, shopping, restaurants, churches, bowling, skating, a movie theater, antiques, feed supply and farms store, vet clinics, and many other attractions are available at the Southeast Expo Center. Beautiful Eufaula Lake is nearby with a huge variety of watersports and attractions. At this price this beautiful property will not be available very long. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 7,000.00

**Acreage:** 25.12 acres

**Location:** 7 mi. to McAlester;  
close to McAlester Lake

**Closest Town:** McAlester

**Access:** Paved county road

**Topography:** Gently rolling

**Improvements:** Fencing

**Forage:** Bermuda, Clovers,  
Little Blue Stem, Fescue

**Water:** Rural water at the  
road

**Utilities:** Rural water, and  
electric at the road frontage

**Development Potential**  
Could be developed

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